



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

APPROVAL OF THE ACQUISITION OF PRIVATE LANDS FOR AIRPORT USE,
PORTION OF HANAMAULU, LIHUE, KAUAI KAUAI

APPLICANT AGENCY:

Department of Transportation

PRIVATE LANDOWNER:

Visionary LLC, a Virginia limited liability corporation, dba Lihue Land Company

LEGAL REFERENCE:

Sections 171-10, 171-30 and 261-4 Hawaii Revised Statutes, as amended

LOCATION:

Privately-owned land situated at Hanamaulu, Lihue, Kauai identified by Tax Map Key (4) 3-7-3: 01 por, as shown on Exhibit A, attached.

AREAS:

Approximately 40.65 acres (Lot 2 on Exhibit A), which is currently part of a larger parcel of land consisting of approximately 171.869 acres as shown on Exhibit A, along with an option to purchase an additional 38.041 acres (Lots 3 and 5 on Exhibit A) of the remainder. Such option to be exercised within two years of closing of the first transaction. Actual area subject to survey and final subdivision approval.

ZONING:

State Land Use:	Urban
County:	Industrial (IG-STP)

CURRENT USE:

Vacant

CONSIDERATION:

Based on appraisals conducted by the private landowner and the DOT, the price of the 40.65 acre parcel shall be \$14,900,282.41 and the price for the option land, 38.041 acres, shall be \$13,257,000.

PURPOSE:

Expansion of facilities at Lihue Airport

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

Pursuant to Section 343-5(a)(1), HRS, an environmental assessment (EA) is not required where State or county funds are being used for the acquisition of unimproved real property. As the subject lands are unimproved, an EA is not required for the acquisition of these lands.

The current owner of the land has received tentative subdivision approval from the County of Kauai and is responsible for all costs of final subdivision.

REQUIREMENTS:

- 1) The private owner shall process and obtain subdivision approvals
- 2) The private owner shall provide survey maps and descriptions
- 3) The private owner shall provide title reports.

REMARKS:

The Department of Transportation is proposing to acquire the above lands for expansion of facilities and to comply with requirements of the federal government to protect the airport from incompatible uses.

The private land owner intends to develop the remaining land areas as an industrial subdivision and a waste water treatment facility. Neither use is considered to be incompatible with the operations and maintenance of an airport.

The private land owner will complete the final subdivision, including the designation of roadways providing access to the area from Kapule Highway and extending through the subdivision, including access to the parcels to be acquired, to permit traffic to access Ahukini Recreation Pier State Park without having to go through the airport proper.

RECOMMENDATION:

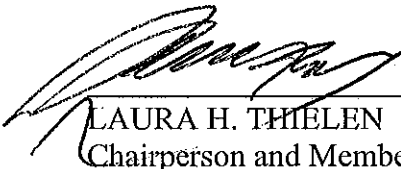
That the Board approve the above-described land acquisition subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and, (3) review and approval of the Department of the Attorney General.

Respectfully submitted,



BRENNON T. MORIOKA, Ph.D., P.E.
Director of Transportation

APPROVED FOR SUBMITTAL:



LAURA H. THIELEN
Chairperson and Member

